



**YUMA COUNTY BOARD OF ADJUSTMENT
MEETING PUBLIC NOTICE & AGENDA**

DATE: August 18, 2015
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Charles Saltzer, Chairman, Dist. 2
Joe Harper, Vice-Chairman, Dist. 4
Ron Rice, Dist. 1
Neil Tucker, Dist. 3
Tim Eisenmann, Dist. 5

STAFF: Maggie Castro, Planning Director
Marilu Garcia, Associate Planner
Ed Feheley, Deputy County Attorney
Choo Kelly, Office Specialist III

ADVISORS: Diana Gomez, Director, County Health District

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Approval of the Board of Adjustment meeting minutes from July 21, 2015.
4. **Variance Case No. 15-11:** Alejandro and Yolanda Alvarez request a variance from the Yuma County Zoning Ordinance, Section 401.01 (A) — Manufactured Home Placement Permits, to allow the placement of a 1973 double-wide manufactured home on a parcel 21,630 square feet in size zoned Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Assessor's Parcel Number 719-24-096, located at 12695 South Drysdale Lane, Yuma, Arizona.
5. Adjourn.

Note: For further information about this public hearing/meeting, please contact Maggie Castro, Planning Director, phone number (928) 817-5173; or e-mail contactdds@yumacountyaz.gov or TDD/TTY (Arizona Relay Service): call in 1-800-367-8939, call back 1-800-842-4681. Individuals with special accessibility needs should contact the individual indicated above before the hearing/meeting with special need requirements.

Note: The Board may vote to hold an Executive Session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda, pursuant to A.R.S. §38-431(A)(3).

Yuma County
Board of Adjustment

August 18, 2015

Item No. 3

YUMA COUNTY BOARD OF ADJUSTMENT MEETING MINUTES

DATE: Tuesday, July 21, 2015

PLACE: Aldrich Auditorium, 2351 West 26th St., Yuma, AZ

1. Call to Order the Regular Session of the Yuma County Board of Adjustment and roll call to verify quorum.

Chairman Saltzer convened the Board of Adjustment meeting to order at 1:00 p.m. Members present were Chairman Charles Saltzer, Vice-Chairman Joe Harper, and Tim Eisenmann.

Others present: Planning Director Maggie Castro, Deputy County Attorney Ed Feheley, Senior Planner Javier Barraza, Associate Planner Marilu Garcia, Office Specialist III Melissa Manzo-Palacios.

2. Pledge of Allegiance.

Chairman Saltzer led the Pledge of Allegiance.

3. Approval of Board of Adjustment regular meeting minutes of May 19, 2015

Chairman Saltzer made a motion recommending approval of the Board of Adjustment regular meeting minutes of May 19, 2015. Mr. Harper seconded the motion. The motion carried 3-0.

4. Variance Case No. 15-07: Jesse and Rut Dorame request a variance from the Yuma County Zoning Ordinance, Section 601.05 (Plate V-2)-Minimum Lot Width and Principal Buildings Setback Requirements, to reduce the minimum lot width to 214 feet for a property 6.46 gross acres in size zoned Rural Area-5 acre minimum (RA-5), Assessor's Parcel Number 765-22- 007, located on the south side of County 18½ Street approximately 900 feet west of Avenue 3½E, Yuma, AZ. Located in the 70-75 dB noise zone.

Marilu Garcia, Associate Planner, gave the staff report recommending approval of Variance Case No. 15-07 for the following reasons:

1. Staff finds there is a hardship arising from conditions or circumstances unique to the development of the property.
2. Approval of this variance does not have an adverse effect on public health, safety and welfare.
3. Staff finds the condition is not self-imposed.

If the Board approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The owner shall record the following discloser statements within 602 days of Board of Adjustment approval of this variance case and submit them to the Department of Development Services:
 - a. An avigation discloser statement.
 - b. A range disclosure statement.

Staff received several written comments from neighboring residents in agreement with the variance, stating that they have no objections to the variance and think it would be a nice addition to the neighborhood. No letters of opposition were received.

Chairman Saltzer opened the public meeting.

Jesse Dorame, 3425 East County 18½ Street, stated that he was unaware the parcel in question did not meet the minimum size requirements at the time of purchase. The proposal is to obtain approval for the reduction of the minimum lot width from 220 feet to 214 for residential purposes.

Chairman Saltzer asked if he was aware of the air traffic noise and vibrations associated with residing in that particular area. Mr. Dorame stated that he currently resides 150 feet away from the parcel and was well aware of the conditions he would be exposed to.

Chairman Saltzer closed the public hearing.

Mr. Eisenmann made a motion to approve case 15-07 subject to the conditions stipulated by the staff in the report. Mr. Harper seconded the motion. The motion carried 3-0.

- 5. Variance Case No. 15-08:** Keith Fisher, agent for Estella L. & David A. Lara, agent for Estella L. & David A. Lara, requests a variance from the Yuma County Zoning Ordinance, Section 1115.05 (B)-Wireless Communication tower to 190 feet, allow a front yard setback of 117 feet, allow an east side yard setback of 20 feet, allow a west side yard setback of 30 feet and allow a rear yard setback of 20 feet on a parcel 9,000 net square feet in size zoned Local Commercial (C-1), Assessor's Parcel Number 664-05-032, located at 2403 West 8th Place, Yuma, Arizona.

Marilu Garcia, Associate Planner, gave the staff report recommending denial of Variance Case No. 15-08 for the following reasons:

1. Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.

2. Approval of this variance may have an adverse effect on public health, safety, and welfare.
3. Staff finds the condition is self-imposed.

If the Board approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. All weather access road and turn around be provided in accordance with the 2003 International Fire Code Appendix D.
3. All Federal Administration (FAA) and Federal Communications Commission (FCC) regulations must be complied with including marking, lightning, and notification requirements.

Chairman Saltzer opened the public hearing.

Keith Fisher, 1362 Laura Street, Wrightwood, CA 92397, stated this variance was requested to allow the construction of a new 190 foot tower in Yuma County. Alternatives have been investigated and eliminated. The proposed site meets all engineering, interference, and collocation constraints. Cleartalk is currently running out of capacity on existing Yuma sites as customer data usage continues to increase. The system voice and data capacity is also reaching a saturation point. The existing Crane School site cannot launch Long Time Evolution (LTE) service on site due to loading concerns. The new site would also give Cleartalk the flexibility to stop using the existing Crane school site if necessary. With the new site in place, Cleartalk could add some additional sectors and adjust antennas to compensate for the loss of the Crane school site. Having a larger number of shorter cell phone towers actually is less efficient than having one taller tower that can provide service for more users while yielding less radiation. Mr. Fisher also stated that the engineering behind this larger tower made it very safe in case of a hurricane or any natural disaster including an aviation collision due to the way the tower collapses upon itself from a weak point. Mr. Fisher displayed pictures of a recent hurricane in Jackson, Tennessee depicting how a cell tower was the only thing left standing. Mr. Fisher stated that the area surrounding the site in question was basically abandoned with only around three three houses and an abandoned mobile home park surrounding it. Mr. Fisher also stated that if the Variance in question was allowed he would add free ground space and tower space for a first responder's network as the one put in place in El Centro.

Mr. Eisenmann asked why this particular site was elected.

Mr. Fisher stated that he contacted all the other parcel owners in the vicinity and did not receive a response from any of them.

Joe Harper asked if his company would solicit colocators if this variance was approved. Mr. Fisher responded yes, that the tower would be available not only to Cleartalk.

Mike Feigenbaum, 12275 West Hidden Valley Rd., Maricopa, AZ, with Cleartalk, stated that in order to keep up with the competition, they did look hard into colocation but unfortunately at this point they had nearly reached saturation. Mr. Feigenbaum stated that each site was specifically designed keeping in mind all aspects of location. The type of soil and seismic conditions were considered by the engineers to provide a very small twenty five 25 foot fall radius. The designs would be stamped and guaranteed by professional Engineers. Mr. Feigenbaum also mentioned the national first responder network space on the tower would be provided to the Yuma County at no cost as they had previously provided to the Imperial County.

Chairman Saltzer asked if they were reluctant to colocate and if it was possible to make changes to the existing tower to increase capacity. Mr. Fisher answered that the current Crane school tower was currently not in service and too outdated for use.

Chairmen Saltzer opened the hearing to the public.

Angelica Rodriguez, 2457 West 8th Place, Yuma, stated that Mr. Fisher failed to mention that her home was located west of the subject property. Ms. Rodriguez stated that there were homes surrounding the location that were very much occupied by families and children. Ms. Rodriguez had concerns regarding insurability of her home as well as a decline in property value due to the tower itself. Ms. Rodriguez also stated she was more concerned with health risks rather than cell phone coverage.

Steve Flagger, 11657 South Paula Avenue, Yuma, spoke of research that shows FHA has serious issues regarding property values which not only concerns the home owners, but financial institutions and insurance providers. He also spoke of the health risks associated with constant radiation.

Mr. Fisher, 1362 Laura Street, Wrightwood, CA 92397, stated that a Walmart has been approved in the vicinity which is zoned commercial. Mr. Fisher also stated that the tower would only release 42 watts of radio frequency. A less efficient cell tower causes a cell phone to release much more energy because it has to work harder to transmit service.

Chairman Saltzer asked who would actually own the tower.

Mr. Fisher stated that the tower would be owned by NTCH. Mr. Fisher also stated NTCH would lease tower space to other carriers.

Steve Flagger, 11657 South Paula Avenue, Yuma, AZ, stated his previous employment and his experience with radiation which brought up concerns of health risks. Mr. Flagger stated that at a minimum the construction of this tower would cause anxiety for the people that have to live in that environment.

Chairman Saltzer closed the public hearing.

Tim Eisenmann made a motion to deny case 15-08 due to setbacks. Joe Harper seconded the motion. The motion carried 3-0.

- 6. Variance Case No. 15-10:** Keith Fisher, agent for McCloud Enterprises LLC, requests a variance from the Yuma County Zoning Ordinance, Section 1115.05 (B)—Wireless Communication Facilities Height and Setback requirements, to allow a rear yard setback of 20 feet on a parcel 118,086 square feet in size zoned General Commercial (C-2), Assessor's Parcel Number (APN) 701-60-090, located at 12835 East 38th Street, Yuma, Arizona.

Javier Barraza, Senior Planner gave the staff report recommending approval of Variance Case No. 15-10 based on:

1. Staff finds there is hardship arising from conditions or circumstances unique to the development of this property.
2. Staff finds approval of this variance may not have an adverse effect on public health, safety, and welfare.
3. Staff finds approval of this variance will not have a negative impact on the neighborhood.

If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. Within sixty (60) days of approval by the Board of Adjustment, a restricted airspace disclosure statement shall be recorded by the applicant.
3. The approval of this Variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.

Javier Barraza, stated staff received one letter of opposition from a resident located within the 300 foot radius of the subject property. The letter stated that the monopole was too close to the resident's property. Mr. Barraza stated that he measured the distance from the property toward the proposed monopole tower which he found to be five hundred and fifty (550) feet.

Chairman Saltzer asked if the hardship could be explained. Javier Barraza stated that staff finds there is a hardship arising from conditions or circumstances

unique to the development of this property. Even though the subject property has ample space on the rear to accommodate the proposed tower with the required rear setback, it will deprive the existing use from required parking spaces and/or vehicular flow. The rear area also contains a retention area on the southwest corner of the property. If the proposed tower were to comply with the rear setback requirement, it will be located within the vehicle circulation area leading to the existing wash bays.

Chairman Saltzer also asked if there was an objection to putting a white strobe light for daytime use on the top of the tower in addition to the red light required by the FAA since this was an agricultural flight path as well as a military operation and pretty much adopted what was put in place with the Imperial County.

Keith Fisher, 1362 Laura Street, Wrightwood, CA, answered that there was no objection to placing a white strobe light at the top of the tower.

Tim Eisenmann asked if the monopole would be located in the storm water retention basin.

Keith Fisher stated the monopole would not be placed in the storm water retention basin. The access easement would not be going through a storm water retention basin. The access easement would only go around the landlord's property to the street.

Chairman Saltzer asked if there were provisions for aesthetics to better suit the community surroundings. Mr. Saltzer recommended painting the monopole to blend better with the surrounding area. Mr. Fisher mentioned the monopole's sleek design blended very well with the blue sky. Mr. Fisher stated that paint will peel off with time.

Russell McCloud, 6232 East 25th Lane, Yuma, AZ, said the retention basin runs north south which is shared by both properties noting that the proposed monopole is not in the retention basin. Mr. McCloud stated he was skeptical of the construction of this monopole on his property, but after learning that the location was so ideal as well as the sound engineering design behind the construction, this eased his fears. Mr. McCloud doesn't believe there will be any negative repercussion for the area or his business. Mr. McCloud also stated that since 1989 he has not seen any human activity in the proposed setback area.

Chairman Saltzer questioned if the monopole could be moved parallel to the retention basin.

Mr. McCloud replied that this area gets very busy during the winter months and would not be practical for the business and since the area in question had no human activity, it made much more sense to place the tower there.

Steve Flagger, 11657 South Paula Avenue, Yuma, AZ, asked what the significance of the dotted line on the radius map stands for. Javier Barraza stated that this was the 300 foot radius that was required to be notified of the variance in question.

Mr. Flagger mentioned that the lines on this map do not adequately depict the area that will be affected by the monopole. Mr. Flagger stated that the proposed site was surrounded by straight residential on three sides. Mr. Flagger also stated that he has been a resident for 17 years and knows the area very well. Mr. Flagger mentioned that many of the residents in the area were out of town or unaware of the proposed monopole structure to be built. Mr. Flagger also did not receive any radius letter. Mr. Flagger went on to mention the negative impact on property value as well as the health risks that had neither been confirmed nor ruled out regarding the long term effects associated to radiation exposure. Mr. Flagger suggested that this variance be postponed another six months to allow for adequate notification for all those residents that were out of town. Mr. Flagger stated that the proposed monopole would be monstrous and would not blend well with the neighborhood.

Chairman Saltzer asked if the monopole could be constructed to 100 foot height to avoid upsetting the community.

Maggie Castro, Planning Director, mentioned the towers displayed on the screen were built prior to the amendment to the zoning ordinance that increased the maximum height to 150 feet. At the time of the construction of those two other towers constructed along the east side of Foothills Boulevard the maximum height of wireless facilities was 100 feet. Ms. Castro stated that since the construction, the zoning ordinance had been amended to allow for a maximum 150 foot height allowance in certain zoning districts provided that setbacks are met. The reason behind this variance is precisely the reduction of setback requirements and not the increase in maximum height allowance of the monopole.

Russell McCloud said that at the County level, they prefer to see one large tower as opposed to many shorter structures. Mr. McCloud also stated that he would like to keep Yuma an attractive destination for the winter visitors as they too use plenty of cell phone, data and internet.

Chairman Saltzer closed the hearing to the public.

Joe Harper made a motion to approve Variance Case No. 15-10. Chairman Saltzer seconded the motion. The motion carried 3-0.

7. Adjourn.

The meeting adjourned at 2:43 p.m.

These minutes were approved and accepted on this 18th day of August, 2015.

Witness:

Charles Saltzer
Chairman

Attest:

Maggie Castro
Planning Director

Yuma County Board of Adjustment

August 18, 2015

Item No. 4

AIR-6492

BOA Agenda

Meeting Date: 08/18/2015

Submitted By: Marilu Garcia

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 15-11: Alejandro and Yolanda Alvarez request a variance from the Yuma County Zoning Ordinance, Section 401.01 (A) — Manufactured Home Placement Permits, to allow the placement of a 1973 double-wide manufactured home on a parcel 21,630 square feet in size zoned Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Assessor's Parcel Number 719-24-096, located at 12695 South Drysdale Lane, Yuma, Arizona.

2. INTENT:

To allow the placement of a manufactured home built in 1973 where no manufactured homes built prior to June 15, 1976 shall be placed in Yuma County.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 15-11 based on:

1. Approval of this request appears to not have an adverse effect on public health, safety, and welfare.
 2. Staff finds granting this variance does not appear to confer a special privilege
-

Attachments

Staff Report

Vicinity Map

Site Plan

Building Safety Comments

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
August 18, 2015
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 15-11

OWNER: Alejandro & Yolanda Alvarez

CASE PLANNER: Marilu Garcia, Associate Planner

DATE PREPARED: July 15, 2015

DESCRIPTION OF REQUEST: Alejandro and Yolanda Alvarez request a variance from the Yuma County Zoning Ordinance, Section 401.01 (A) Manufactured Home Placement Permits, to allow the placement of a 1973 double-wide manufactured home on a parcel 21,630 square feet in size zoned Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Assessor's Parcel Number 719-24-096, located at 12695 South Drysdale Lane, Yuma, Arizona.

THE APPLICANT S REASON FOR REQUESTING THIS VARIANCE: To allow to keep a 1973 manufactured home which was permitted with the approval of Variance Case No. 11-07. Permit No. I12-34 was withdrawn by the contractor causing the permit process to stop and the variance to expire.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Zoning Ordinance:

- 1) The placement of a manufactured home built in 1973 where no manufactured homes built prior to June 15, 1976 shall be placed in Yuma County.

BACKGROUND

The subject property is zoned Manufactured Home Subdivision - 20,000 square feet minimum (MHS-20) and is the location of a double wide manufactured home built in 1973. The applicant requests this variance to allow the manufactured home to remain on the subject property.

Variance Case Number 11-07 was approved on December 20, 2011 allowing the placement of a 1973 double-wide manufactured home on the subject property. Manufactured Home Installation Permit Number

I12-0034 was submitted on May 10, 2012, but was withdrawn by the contractor on June 3, 2013. As a consequence, the variance expired without obtaining the required permits and Notice of Violation number NOV-0232 is currently open.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are no peculiar conditions applicable to the subject property. However, staff finds that the strict application of the Zoning Ordinance deprives the property owner the privilege enjoyed by other property owners in the zoning district. The property was the location of a 1973 manufactured home which was allowed to be replaced through Variance Case No. 11-07.

- B. *Variances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.

- C. *Any motion to grant a Variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a Variance.*

Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of a variance. However, a variance was previously allowed for the placement of a 1973 manufactured home on the subject property, but said variance has since expired.

- D. *A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this variance does not have an adverse effect on public health, safety, and welfare. If approved, the placement permit and mobile home rehabilitation permit shall be obtained.

- E. *A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.*

Staff finds granting this variance does not appear to confer a special privilege. Approval of this request

will allow the applicant to keep a manufactured home that was previously approved with Variance Case No. 11-07. The subject property is located in an area where parcels are developed with older mobile homes.

F. The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.

Staff finds the condition is self-imposed. The alternative is to remove the existing manufactured home and place a manufactured home built after June 15, 1976.

H. The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district.

ADDITIONAL COMMENTS:

Since 2009, four variances have been requested for the placement of a manufactured home built prior to June 15, 1976.

- Variance Case No. 11-07 was requested to allow a 1973 manufactured home on the subject property. Staff recommended approval and the variance was approved by the Board of Adjustment.
- Variance Case No. 09-13 was requested to allow the placement of a 1973 manufactured home on a property zoned Manufactured Home Subdivision-4,500 square feet minimum. Staff recommended approval and the variance was approved by the Board of Adjustment.
- Variance Case No. 09-03 was requested to allow the placement of a 1969 manufactured home on a property zoned Manufactured Home Park . Staff recommended denial and the variance was approved by the Board of Adjustment.
- Variance Case No. 09-01 was requested to allow a 1973 manufactured home on a property zoned Suburban Ranch-1 acre minimum. Staff recommended approval and the variance was approved by the Board of Adjustment.

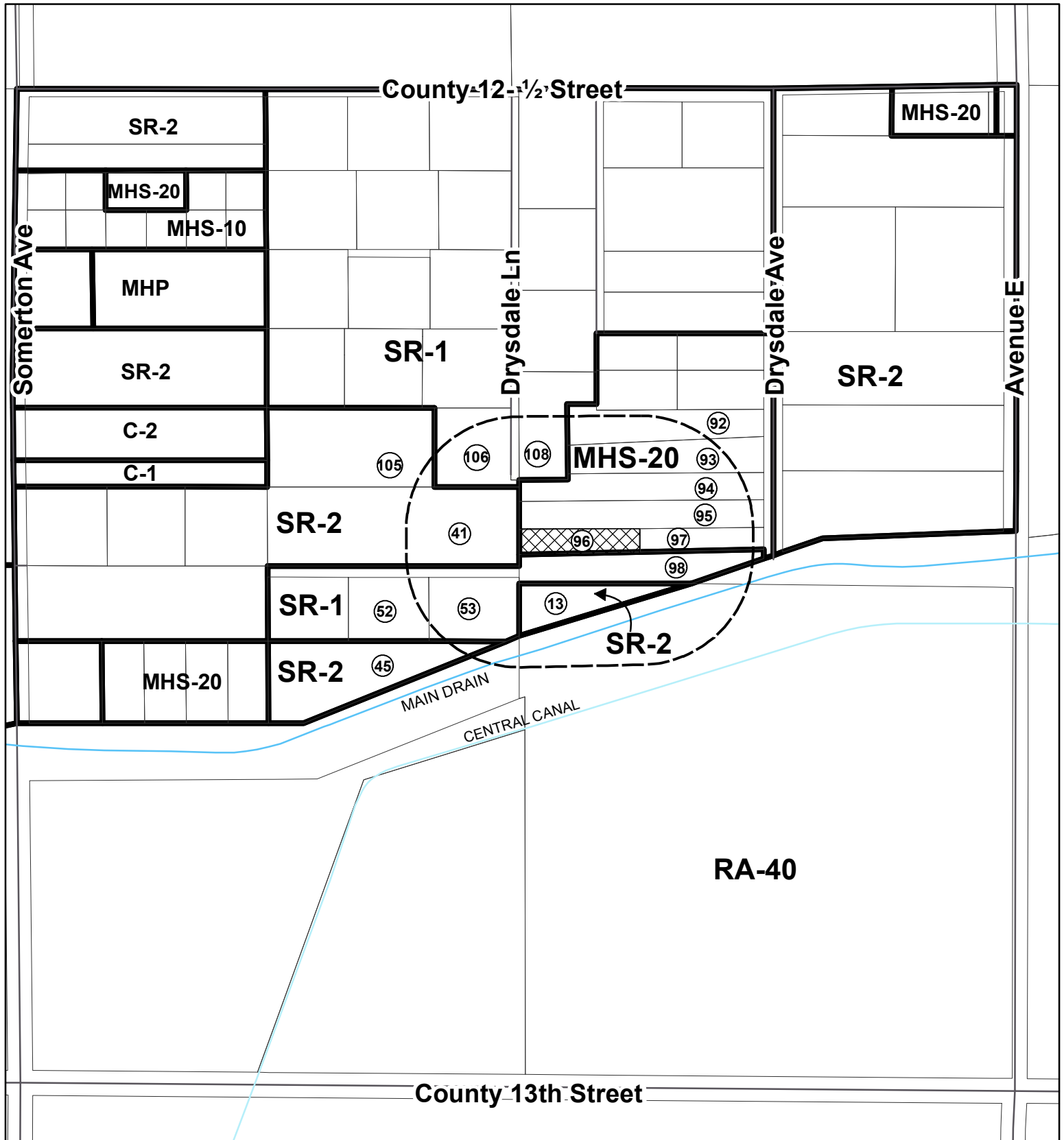
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 15-11 based on:

1. Approval of this request appears to not have an adverse effect on public health, safety, and welfare.
2. Staff finds granting this variance does not appear to confer a special privilege

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This Variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. Installation and rehabilitation permits shall be obtained and all inspections completed prior to occupancy.



**DEPARTMENT OF
DEVELOPMENT
SERVICES**

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APN:

V15-11
12695 Drysdale Lane
719-24-096

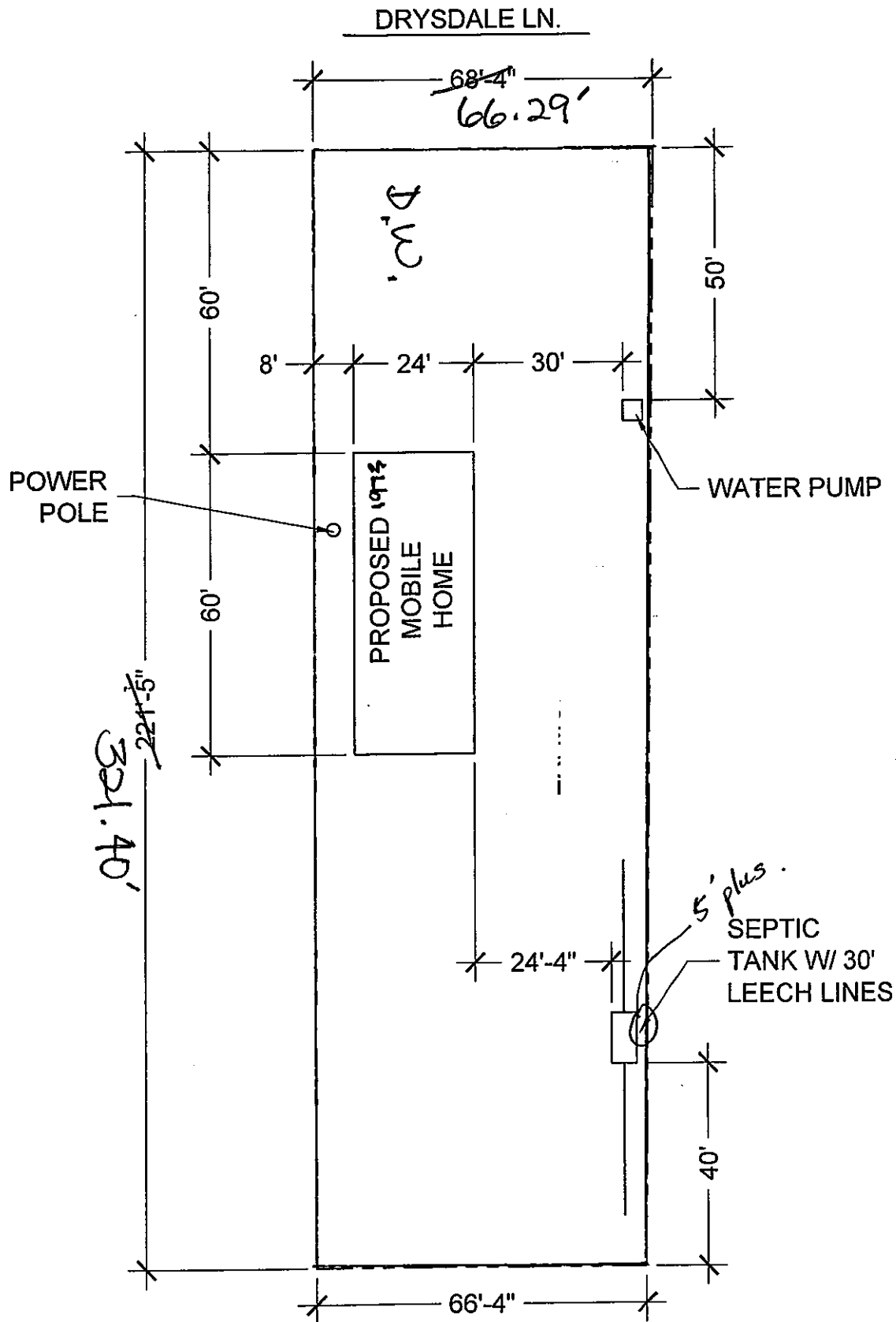
Case Planner: Marilu Garcia
Drawn On 06-29-2015
Reviewed by Juan Leal Rubio

SCALE
1" = 350'



Legend

- Subject Property
- 300' Notification Area
- Municipality

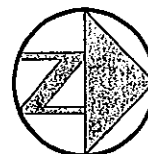


DATE: 11/21/2010

ALEJANDRO ALVARES
12695 S. DRYSDALE LN.
YUMA, AZ 85364

SITE PLAN

SCALE: 1"=30'-0"





YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

June 29, 2014

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a "no comment" response. If you cannot respond by the deadline, please contact me.

CASE SUMMARY: Variance Case No. 15-11: Alejandro and Yolanda Alvarez requests a variance from the Yuma County Zoning Ordinance, Section 401.01 (A) — Manufactured Home Placement Permits, to allow the keeping of a 1973 double-wide mobile home on a parcel approximately 21,630 square feet in size zoned Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Assessor's Parcel Number (APN) 729-24-096, located at 12695 South Drysdale Lane, Yuma, Arizona.

The applicant submitted the following intended use in the application: To allow to keep a 1973 mobile home which was permitted with the approval of Variance Number 11-07. Permit Number I12-34 was withdrawn by the contractor causing the permitting process to stop and the variance to expire.

PUBLIC HEARING: August 18, 2015

COMMENTS DUE: July 6, 2015

☒ COMMENT

☐ NO COMMENT

Installation and rehabilitation permits shall be obtain and all inspections completed prior to occupancy.

DATE: 06-29-2015 NAME:

Please return your response within 4 days to Marilu Garcia, Associate Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail Marilu.garcia@yumacountyaz.gov